



8 Rowan Way, Chelmsley Wood, B37 7QT Offers over £250,000

Well presented three bedroom semi detached property in the popular location of Chelmsley Wood. In brief the property comprises porch, two reception rooms, kitchen, utility/wc, conservatory, three bedrooms, bathroom, garden, off road parking and NO CHAIN. The property also benefits from double glazing & central heating (both where specified)

Approach

Driveway providing off road parking.



Porch

Double glazed windows with door to fore.

Reception Room One

14'11" x 14'09" (4.55m x 4.50m)

Double glazed bow window to fore, stairs rising to first floor accommodation and media wall.



Reception Room Two

16'02" x 6'07" (4.93m x 2.01m)

Double glazed bow window to fore, two ceiling light points and wood burner.

Kitchen

14'07" x 9'11" (4.45m x 3.02m)

Having a range of matching base units, sink, aga cooker, two ceiling light points, storage cupboard, two windows to rear and doors giving access to conservatory & utility.



Utility/WC

8'00" x 6'06" (2.44m x 1.98m)

Double glazed window to rear, base units, sink with mixer tap

over, space for white goods, ceiling light point and low level wc.



Conservatory

9'06" x 9'05" (2.90m x 2.87m)

Double glazed with French doors to side, radiator and ceiling light point.



Landing

Double glazed window to side, ceiling light point and access to loft void.

Bedroom One

14'07" x 8'04" (4.45m x 2.54m)

Double glazed window to fore, inset ceiling spotlights, radiator and built in wardrobes.



Bedroom Two

10'06" x 6'01" plus recess (3.20m x 1.85m plus recess)
Double glazed window to rear, inset ceiling light points, radiator and built in wardrobes.



Bedroom Three

10'09" x 5'09" (3.28m x 1.75m)
Double glazed window to fore, ceiling light point and radiator.



Bathroom

Double glazed window to rear, freestanding bath with matching wash hand basin, shower cubicle with shower over, low level wc, inset ceiling light points and heated towel rail.



Rear Garden

Paved patio area, artificial lawn area and enclosed to boundaries.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

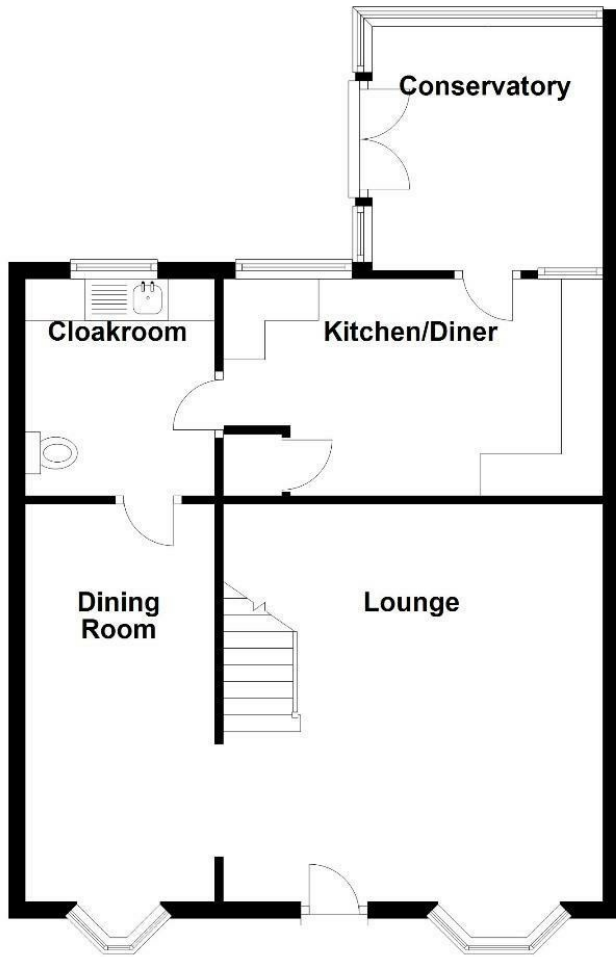
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

Epc Rating - D

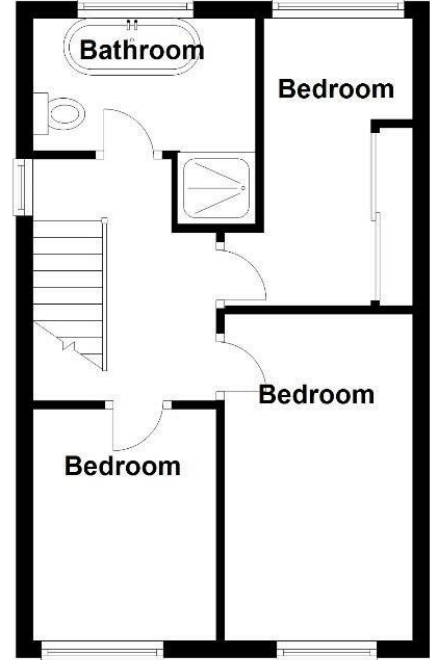
Ground Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Total area: approx. 94.3 sq. metres (1014.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			76
England & Wales			61
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.